



ACTON PLANNING BOARD

Minutes of Meeting
April 24, 2007
Acton Memorial Library

DRAFT

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chair), Mr. Edmund Starzec (Clerk), Ms. Ruth Martin, Mr. Bruce Reichlen, Mr. Alan Mertz, Mr. Michael Densen and Mr. Roland Bourdon attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DeNigro.

Mr. Niemyski called the meeting to order at 7:32 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

Item A, Minutes of 3/127/07 passed by unanimous vote.

III. Reports

CPC: Ed Starzec reported that they will be drafting the award letters to distribute.

WRAC: Chris Schaffner reported the committee has met and is working on their septic and sewer design plans for next year's Town Meeting report.

IV. Micmac Lane (48 Nashoba Road) – Preliminary Plan, Draft Decision

Mr. Niemyski opened the public meeting at 7:45pm and appointed Mr. Bourdon to sit as a full Board member for the purpose of this matter. The applicants, Mr. & Mrs. Kotanchik, 48 Nashoba Road and Mrs. Ruth Porter, 6 Wampanoag Street were present. Mr. Rich Harrington of Stamski & McNary, Inc. described the plan: The applicant/owner at 48 Nashoba Road is proposing a 5-lot Residential Compound. The existing dwellings at 48 Nashoba Road will remain. The site consists of the Porter lot at 6 Wampanoag Drive with +/-9.6 acres, and the Kotanchik lot at 48 Nashoba Road with +/-12.4 acres. Both said lots have also frontage on Central Street. The Plan indicated the applicants' intent to alter the line between the two lots through an Approval Not Required (ANR) plan filing before submission or recording of the definitive subdivision plan. The subdivision will then occur on the modified Kotanchik lot. The Proof Plan complies with the zoning requirements and design standards of a conventional subdivision layout under the Acton Zoning Bylaw and Acton Subdivision Rules and Regulations. The proposed lots on the Preliminary Plan comply with the area and frontage requirements of the Bylaw. Mr. Harrington addressed the departmental comments concerning the Residential Compound plan: proposed turnaround; sidewalk; proposed drainage plan and issue with a public shade tree. Mr. Harrington stated that all departmental comments can be addressed in the definitive plan.

Board members questioned the applicant on site clearing; disturbing vegetation, wetlands, and screening to neighbors; drainage and driveways.

Board members raised questions and concerns regarding the Residential Compound plan:

- the length of the road to the proposed turnaround. Applicant: It is about 100 feet longer than requirements for standard roads. The extended road would use less pavement than multiple separate driveways coming off a shorter road.
- the buffer zones for the vegetated wetlands and mature trees. Applicant: Aware of the vegetation and trees. Much of the vegetation buffer to the wetlands off Central Street will remain.
- buffer to neighboring houses off the end of Wachusett Drive. Applicant: The conceptual placement of the new houses was deliberate to ensure good separation. Will look into ways of saving as much vegetation buffer as possible or creating new as needed.

- area known for septic problem. Applicant: Aware of it. But this area actually perched rather well and therefore can easily support a septic system for each lot on either the proof plan or the Residential Compound plan.

Board members reviewed the draft decision and modified it to include all their concerns, including a directive to retain the existing landscaping near 11 and 12 Wachusett Drive. Mr. Niemyski moved to approve the amended decision. Vote: Mr. Niemyski, Mr. Schaffner, Mr. Starzec, Ms. Martin, Mr. Densen, Mr. Reichlen, and Mr. Mertz in favor. Motion carried 7-0. The motion was made to close the public hearing. The motion passed unanimously.

V. Verizon Wireless, 820 Main Street – PH Continuation

Mr. Niemyski opened the public hearing at 8:15 PM and, with discussion and updates of the subject matter, the motion was made to continue the public hearing on May 22, 2007 at 7:45 PM in the Acton Memorial Library and the decision deadline to June 14, 2007. The Planning Board voted in favor 5-1, Mr. Densen opposed.

VI. Ellsworth Village – Age Restrictions on Affordable Units

Board members reviewed staff's memo. Mr. Bartl explained the request is to consider changes in the Ellsworth Village Master Deed that was approved under the Planning Board's Senior Residence special permit under section 9B of the zoning bylaw. The main issue is a conflict with new DHCD regulations for affordable LIP housing units. Mr. Niemyski moved that legal counsel should try to pursue the issues of grandfathering with DHCD and to try to come up with a resolution of the matter to discuss at the next meeting, 2nd, all voted in favor.

VII. Draft Decision – 60 Powder Mill Road – Acton Suzuki Sign

Board members reviewed the draft decision. Mr. Schaffner moved to approve the draft decision, Mr. Densen 2nd, all voted in favor.

VIII. Town Meeting Wrap-Up

Board members would like to schedule a posted meeting for an hour before next year's annual town meeting to be able to address last-minute issues and question that may arise..

IX. Prop. Cell Tower Moratorium – Ratify public hearing notice; study committee

Board members reviewed the staff documents. Mr. Niemyski motioned to ratify the zoning moratorium communication, Mr. Reichlen 2nd, all voted in favor.

Other subjects:

Design Review Committee

Ms. Ruth Martin from the Planning Board has volunteered as a Planning Board member, and we be assigned as an associate. Ed Starzec has agreed to substitute for her if she cannot attend.

Mr. Schaffner moved to close the meeting, Mr. Mertz 2nd; all voted in favor.

The meeting adjourned at 9:03PM.